





Accommodation

A substantial four bedroom detached village home, offering a flexible layout which will no doubt suit a range of buyers, having two bedrooms to both the ground and first floors and sure to be of equal appeal to both families and retirement purchasers. The property is tucked away in a small desirable cul-de-sac, situated in the highly sought after village of Hampsthwaite and enjoying delightful countryside views.

This much loved home now offers the scope to update to personal taste and there is endless potential, both with the house itself and the outbuildings, all subject to necessary consents.

Hampsthwaite offers a thriving community and it is ideal for those living an active outdoor lifestyle, whilst a vast array of amenities are available in Harrogate, situated approximately five miles away.

The main entrance door leads to the entrance hall, with stairs rising to the first floor and offering under stairs storage. A great size open plan lounge/diner is located to the front of the property, offering a double aspect and flooded with light through large windows. The kitchen comes fitted with a range of units, whilst also offering a side access door. There are two generous double bedrooms which enjoy lovely views and the bathroom completes the downstairs layout, fitted with a white suite. To the first floor there is a landing with a large storage cupboard and two further double bedrooms, one of which comes with fitted wardrobes and the best of the open countryside views. There is also easily accessible ample storage to the eaves and upper loft area. The property is double glazed and gas central heating is in place.

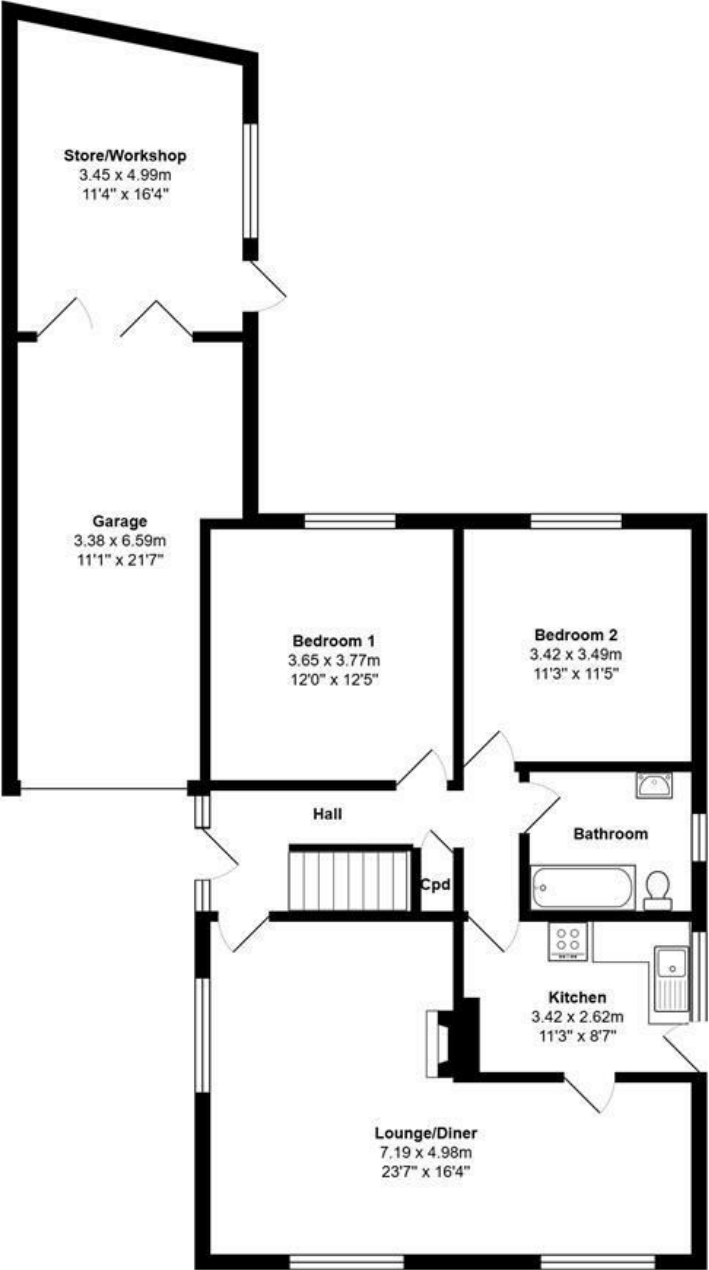
Stepping outside, there is an open lawned garden to the front of the property, whilst a driveway provides parking for several vehicles and gives access to the garage, which is a great size and split into two sections, with a further store/workshop beyond, again offering great potential. Gated access is available to the rear garden, which is very private and backs onto the fields beyond. The garden is part laid to lawn, whilst offering the scope to landscape to personal taste.

An internal viewing is a must on this delightful home, to appreciate the potential on offer, which also comes to market with no onward chain.

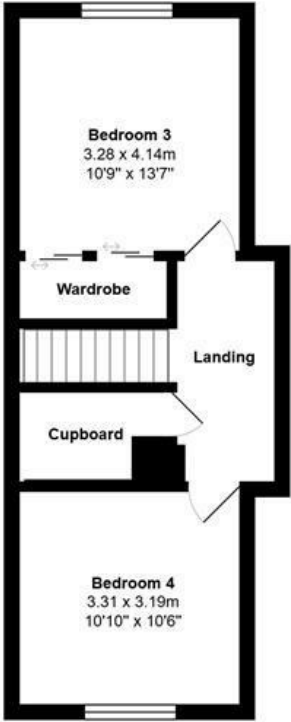




Floorplan



Ground Floor



First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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